



CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY, JANUARY 29, 2024 — 4:00 P.M.
1520 MARKET ST, SUITE 2000, ST. LOUIS, MO 63103
www.stlouis-mo.gov/cultural-resources

The Preservation Board meeting will be held both **in person and virtually**. Members of the public may participate via Zoom. However, if you choose to participate virtually, please note that we cannot guarantee the reliability of that system. Therefore, those wishing to be assured the opportunity to speak before the Board may prefer to attend the meeting in person. It will be held in a large room, with masks available, and every effort made to practice social distancing.

The meeting will be virtually accessible through this Zoom link:
<https://stlouis-mo-gov.zoom.us/j/87421044047?pwd=UzcvYXF2K1ZaZDZvYlkyZnhVMU56QT09>
 Meeting ID: 874 2104 4047 Passcode: 568720

OLD BUSINESS

Approval of December 18, 2023 Preservation Board minutes.

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SPECIAL AGENDA ITEMS:

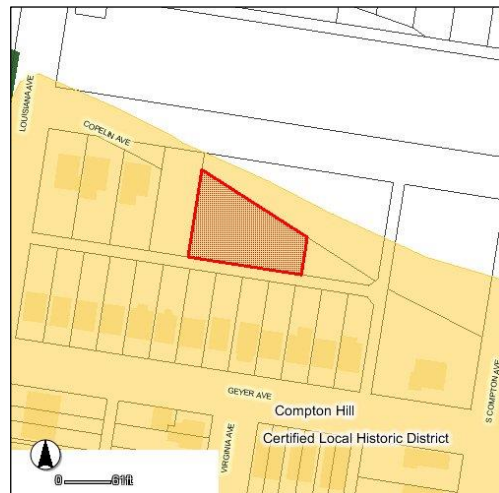
- L. Closed Session
- M. Director's Report

A.

DATE: January 29, 2024
ADDRESS: 3228 Copelin Avenue
ITEM: Construct single family house with attached garage
JURISDICTION: Compton Hill Certified Local District
NEIGHBORHOOD: Compton Heights
WARD: 6
OWNER: Ryan Stewart & Mollie Neil
ARCHITECT: Bob Buckman
STAFF: Jan Cameron



3228 COPELIN AVE.



STAFF RECOMMENDATION:

That the Preservation Board withhold Preliminary Approval of the proposed design as it does not comply with the requirements of the Compton Hill Historic District Standards.

THE PROJECT

The applicants are proposing to construct a 2-story single-family house with patio and attached garage on a vacant parcel in the Compton Hill Local Historic District.

RELEVANT LEGISLATION:

Excerpt from Ordinance #57702, the Compton Hill Historic District Rehabilitation and New Construction Standards

D. Scale, Size and Proportion

All new and rehabilitated structures shall complement the height, scale and proportion of adjacent buildings.

Does not comply. No comparative street elevations have been submitted but the proposal generally is not contextual with the District fabric in the following ways:

- horizontal emphasis
- massing as an irregular series of blocks of differing sizes and heights
- Fenestration patterns, sizes and proportions

However, except for the house directly across the street, the immediate context of the proposed building consists of one-story garages.

E. Location, Spacing and Setback

Location and spacing of new or reconstructed buildings shall be consistent with the existing patterns in the neighborhood respecting depth of front yards, width of buildings and width of side yards. If there is a uniform setback on a block, new buildings shall be positioned along such setback.

Appears to comply. There are no properties directly adjacent to the project site, so the spacing requirement is not relevant. The front setback of nearby properties ranges from 20 to 25 feet, with 4 to 6-foot gangways.

The building would be centered on the property; it would be set 25 feet back from the front property line at Copelin Avenue, approximately 10 feet back from the eastern property line along the alley, and 4 feet back from the western property line.

F. Exterior Materials

1. Materials for new or rehabilitated structures shall be compatible in type, texture and color with the original building material. If the building is new, materials shall be compatible in type, texture and color with the predominant original building materials used in the neighborhood.

Partly complies. The project would have some brick veneer, rendered a light gray in the submitted drawings. Gray is not a color that is typical of most houses in the

District, which are primarily medium red, although there are a number of examples of darker red/brown as well as sandstone facades.

Does not comply. The remainder of the exterior material would be vertical wood or composite siding and stucco; neither are primary exterior materials that appear in the historic district.

2. The use of raw concrete block and imitations or artificial materials are not permitted. Aluminum or other types of siding are permitted only when they are used in the place of wood siding and are similar in detail and design to the original siding. Mill finished aluminum is not permitted. Previously unpainted brick surfaces shall not be painted.

Complies.

G. Architectural Detail

1. Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, a similar detail may be substituted.
2. Doors, windows and other openings on rehabilitated structures shall be of the same size and in the same horizontal and vertical style as in the original structures. Exterior shutters, when used, shall be made of wood and shall be of the correct size and shape to fit the entire opening for which they were intended.
3. Storm doors, storm windows, and window frames shall be of wood, color finished material. Mill finished aluminum or similar metal is not permitted.
4. Renovated dormers, towers, porches, balconies or cornices shall be maintained in a similar profile, size and detail as originally constructed. Similar new construction shall complement the design.
5. New ancillary and satellite structures shall conform in design to the architectural style of the period in which the principal structure was built.
6. New gutters and downspouts shall be of copper or other color finished or painted material. Awnings and canopies where visible from the street are not generally appropriate, but when approved shall be of canvas or canvas-like material.

Does not comply. Architectural details for the new house are not based upon examples within the district.

H. Roof Shape and Material

1. In neighborhoods in which a roof shape, angles and lines are dominant, new or renovated structures shall conform to such shape, angles and lines.

Does not comply. The project proposes a number of complex roof forms, none of which appear in the District. The main 2-story section would have a very low-pitched hipped roof, and it appears that the 1-story entry on the west would have a hipped or single-slope roof with projecting eaves.

2. Roof materials shall be slate, tile, copper or asphalt shingles. Roll roofing material, corrugated sheet metal, shiny metal, or brightly colored asphalt shingles are not permitted where seen.

Appears to comply. Renderings show roofing in a light gray color.

I. Walls, Fences and Enclosures

Materials for construction of new fences shall be compatible with the character of the neighborhood. Materials may include, wood, stone, brick, wrought iron or evergreen hedge.

Barbed wire, "chicken wire" or narrow gage wire fabric shall not be used. The use of chain link fence is discouraged unless appropriately camouflaged.

Does not comply. The only enclosure shown is a stucco wall screening a patio on the east. While stucco is not specifically prohibited, such a wall would not be compatible with the historic character of the District.

J. Landscaping

If a particular type of landscaping material predominates in a neighborhood, new planting shall be compatible. The installation of street trees is encouraged.

K. Paving and Ground Materials

If a particular type of paving material or ground cover predominates in a neighborhood, new or added material shall be compatible with the streetscape. Loose gravel or crushed stone shall not be permitted.

Appears to comply with both J and K. While no landscaping plan has been submitted, renderings show upper-story trees at the rear of the property and low bushes at the entry. There are existing mature street trees along Copelin.

L. Street Furniture and Utilities

Free-standing light standards placed in the front yard of any premises shall be either authentic period styling of high quality contemporary design. Where possible, all new utility lines shall be underground. The design and location of all items of street furniture shall be compatible with the character of the neighborhood.

Unable to determine. No lighting elements are shown in the submitted drawings.

M. Drives and Parking In neighborhoods in which the entrance to individual private drives is made from the alley, all new or renovated drives shall be made only from the alley. Drives which enter from the street shall be constructed of brick, granite pavers, Portland cement or asphalt paving.

The owners have agreed to comply with this stipulation and remove the front drive and front parking area shown on the drawings.

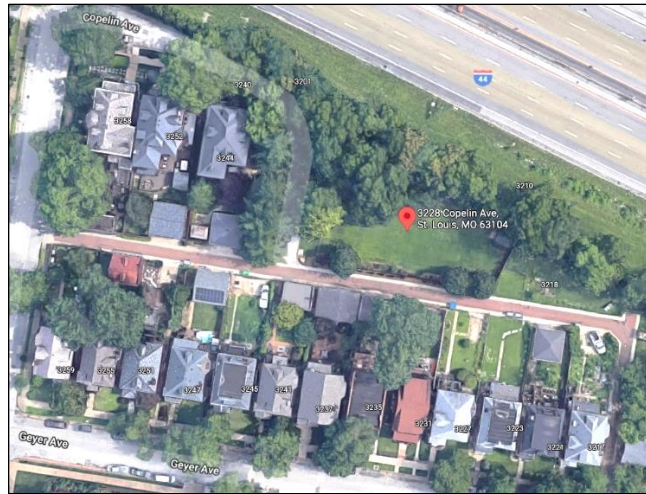
PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new residential construction in the Compton Hill Historic District Standards led to these preliminary findings:

- The proposed site for the new single family house is within the boundaries of the Compton Hill Certified Local Historic District.
- The subject parcel was created when I-44 was constructed. It is at the extreme edge of the District, in a location visually disconnected from other properties and has little immediate historic context.
- The design of the proposed 2-story house complies with the Compton Hill Standards in: Location Spacing and Setback; Roof Materials; and Paving and Ground Materials.
- The design does not comply with the Standards in Scale, Size and Proportion; Architectural Details; Roof Shape; and Walls, Fences and Enclosures.

- The Cultural Resources Office has met with the applicants and discussed possible changes to bring the project into greater compliance with the Standards, but the owners would like the Board to consider their original proposal.

Based on these Preliminary findings, the Cultural Resources Office recommends that the Preservation Board withhold Preliminary Approval of the project.



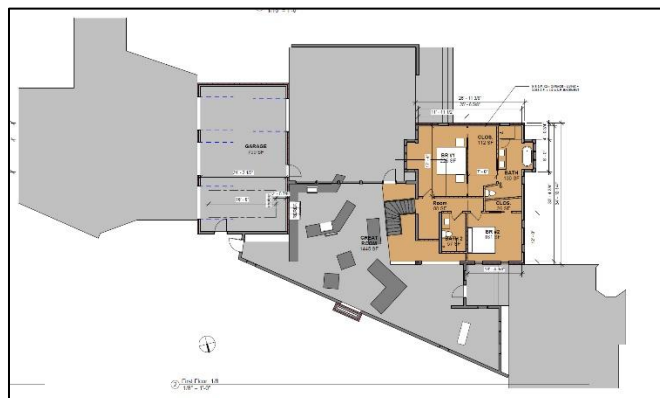
AERIAL OF PROPOSED SITE



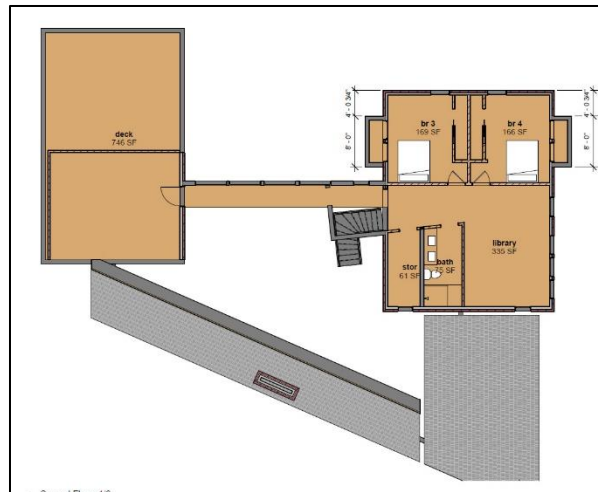
COPELIN AVENUE—SITE AT LEFT



EASTERN ALLEY—SITE AT LEFT



FIRST FLOOR PLAN—NOTE FRONT ENTRY DRIVE & PARKING AREA (LOWER RIGHT) WOULD BE REMOVED FROM PROJECT



SECOND FLOOR PLAN



FRONT ELEVATION



WEST ELEVATION ALONG ALLEY



LOOKING NORTHEAST



LOOKING NORTHWEST



LOOKING SOUTH

B.

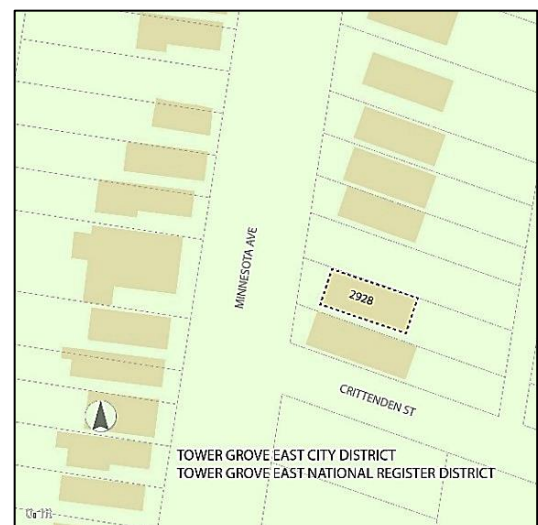
DATE: January 29, 2024
 ADDRESS: 2928 Minnesota Avenue
 ITEM: Demolish 1½-story brick house and construct new single-family residence
 JURISDICTION: Tower Grove East Historic District; Tower Grove East National Register District; Preservation Review District
 NEIGHBORHOOD: Tower Grove East
 WARD: 7
 OWNER: Kaveh Razani
 ARCHITECT: Revel Architects
 STAFF: Jan Cameron/Meg Lousteau



2928 MINNESOTA AVE.

RECOMMENDATION:

That the Preservation Board grant Preliminary Approval for the demolition of 2928 Minnesota and for the construction of a 1-½ story residence, as the proposal meets the criteria for demolition and new construction under the Preservation Review District ordinance and further meets the new construction standards of the Tower Grove East Historic District, with the conditions that a demolition permit not be approved until after the issuance of a building permit, and that final drawings, details, exterior materials and color be reviewed and approved by Cultural Resources Office.



THE PROJECT:

2928 Minnesota is located in both the Tower Grove East Historic District and a Preservation Review District, where the Cultural Resources Office/Preservation Board has jurisdiction over demolition applications and new construction. The proposal is to demolish the existing building and construct a 1-1/2 story residence.

The building is a brick 1-1/2 story front-gable house of vernacular design, constructed in 1884. The front façade's first story has three evenly-spaced one-over-one, doublehung windows set under segmental arches with limestone lug sills. Above, a single window with limestone lintel and lugsill fills the gable.

As the project lies within both a Preservation Review District and the Tower Grove East Historic District, the following analysis considers the demolition of the existing building first; review of the subsequent development proposal follows.

RELEVANT LEGISLATION — PROPOSED DEMOLITION:

The site is located within a Preservation Review District

Excerpt from Ordinance #64832, Preservation Review Areas:

SECTION FIVE. Demolition permit - Board decision.

A. Redevelopment Plans.

Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

Not applicable.

B. Architectural Quality.

A structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

2928 Minnesota is a contributing resource to the Tower Grove East Local and National Register Districts, and is therefore considered a Merit building.

C. Condition.

The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

The building is Sound under the definition of the ordinance, but is deteriorated and has a number of structural issues.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

This block is entirely residential, with a mix of 2-story brick buildings and a few 1960s-era 1-story houses. Properties are well-maintained.

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well-maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

The reuse potential of this building is low considering the building's general condition. Although the front wall appears to be original brick, the side and rear walls have been rebuilt, poorly, and there are areas of severe deterioration. An addition on the rear was also poorly constructed, and its foundation is crumbling. According to a structural inspection provided by the applicant, the roof was altered to accommodate the addition and would need to be rebuilt if the addition were removed.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement if applicable and the potential for economic growth and development in the area.

Economic hardship information has not been presented to the Cultural Resources Office.

F. Proposed Subsequent Construction.

Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;
2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face....
3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;
4. The proposed use complies with current zoning requirements;
5. The proposed new construction would commence within twelve (12) months from the application date.

The proposal is to construct a 1 ½-story single-family house for the current owner of the adjacent property. The new building's design would be architecturally compatible

with the surrounding properties. Please refer to the analysis of the proposed construction below.

RELEVANT LEGISLATION — NEW CONSTRUCTION

The site is located within the Tower Grove East Historic District.
Excerpts from Ordinance #70938, the Tower Grove East Historic District:

Article 2 — New Construction

200 PUBLIC AND SEMI-PUBLIC FACADES OF NEW CONSTRUCTION

The Public and Semi-Public Facades of new construction shall be reviewed taking into consideration the following:

200.1 Site

A site plan shall describe the following:

Alignment

1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings.
2. If a new building is to be located between two existing buildings with different alignments to the street or if there are no adjacent buildings, the building alignment shall be the same as that which is more dominant within that block on the same side of the street.
3. If a new building is to be located on a block which is completely empty, then the alignment shall be that which is most dominant within the adjacent blocks or across the street.

Complies. The alignment is consistent with that of adjacent buildings.

Setback

1. New buildings shall have the same setback as adjacent buildings.
2. If a new building is to be located between two existing buildings with different setbacks to the street, or if there are no adjacent buildings, then the building setback shall be the same as that which is more dominant within that block on the same side of the street.
3. If a new building is to be located on a block which is completely empty, then the setback which is most dominant within adjacent blocks or across the street shall be used.

Complies. The building's setback is consistent with the buildings on this block face.

200.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Generally complies. The block is a mix of 1- and 2-story buildings; there is a 1-½ story house immediately to the north that is similar in scale to the proposed design, and its fenestration is reflective of that of the building proposed for demolition.

200.3 Scale

Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e. g., the size of a door relative to a window).

A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels like those of adjacent buildings.

When several buildings, or a long building containing several units, are constructed on a sloping street, the building(s) shall step down the slope to maintain the prescribed height. The step shall occur at a natural break between units or firewalls.

Substantially complies. Although the street elevation received by the Cultural Resources Office is not detailed, it appears that the floor lines of the proposed building will be largely consistent with adjacent structures.

200.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block, then the proportions shall be comparable to those of adjacent blocks.

Complies. The proportions of the building are comparable to the adjacent buildings.

200.5 Ratio of Solid to Void

The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade. The height of a window in the Public Facade shall be between twice and three times the width.

Does not comply. The windows and doors on the proposed building make up 18% of the façade. However, the percentage is nearly identical to that of the building proposed for demolition.

200.6 Facade Material and Material Color

Finish materials shall be one of the following:

For walls:

Kiln-fired brick (2-1/3" by 8" by 3-5/8")

(Brick within Tower Grove East Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Tower Grove East Historic District is red or orange with only minor variations in coloration.)

Stone common to the Tower Grove East Historic District.

Scored stucco and sandstone.

4" lap wood siding or composition siding which appears as 4" wood siding. Vinyl siding is only permitted on the rear facades of buildings when brick is the primary material on the abutting, street visible façade

Complies. The facades would be scored stucco.

For foundations:

Stone, new or reused, which matches that used in the Tower Grove East Historic District; Cast-in-place concrete with a stone veneer; or Cast-in-place concrete, painted.

Not applicable. The stuccoed façade extends to grade.

Finished facade materials shall be their natural color or the color of the natural material being replicated. Glazing shall be clear, uncolored glass.

Not applicable.

PRELIMINARY FINDINGS & CONCLUSION:

The Cultural Resources Office's consideration of Ordinance 64832 and the specific criteria for demolitions led to these preliminary findings.

- 2928 Minnesota Avenue is located in the Tower Grove East Historic District and a Preservation Review District.
- The building is sound within the definition in Ordinance #64689, which means that visible portions of exterior walls and roofs appear capable of continuing to support their current loads for six months or more.
- The building is a Merit structure, as it is a contributing resource to the Tower Grove East National Register District, and the Tower Grove East Local Historic District.
- The proposed subsequent construction satisfies the requirements of both the Preservation Review District ordinance and the Tower Grove East Historic District requirements for new construction.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant Preliminary Approval for the demolition and proposed new construction, with the conditions that a demolition permit not be approved until after the issuance of a building permit, and that the Cultural Resources Office review and approve final design details, exterior materials, and colors.



2928 MINNESOTA – FRONT FACADE



FRONT FACADE SHOWING SIDING & FRONT FAÇADE WINDOWS



**SOUTH FACADE – CONSTRUCTION METHODS
AND DAMAGE**



CONTEXT NORTH ON SAME SIDE OF BLOCK (HOUSE SHOWN CIRCLED)



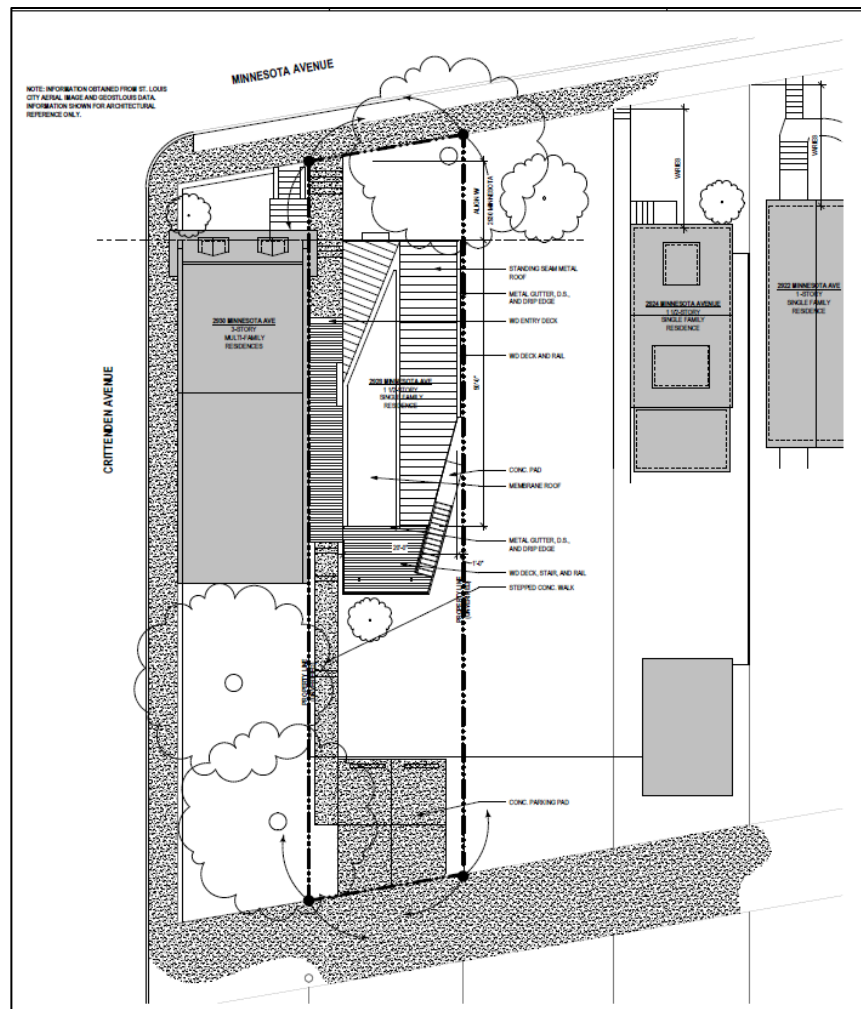
IMMEDIATE CONTEXT

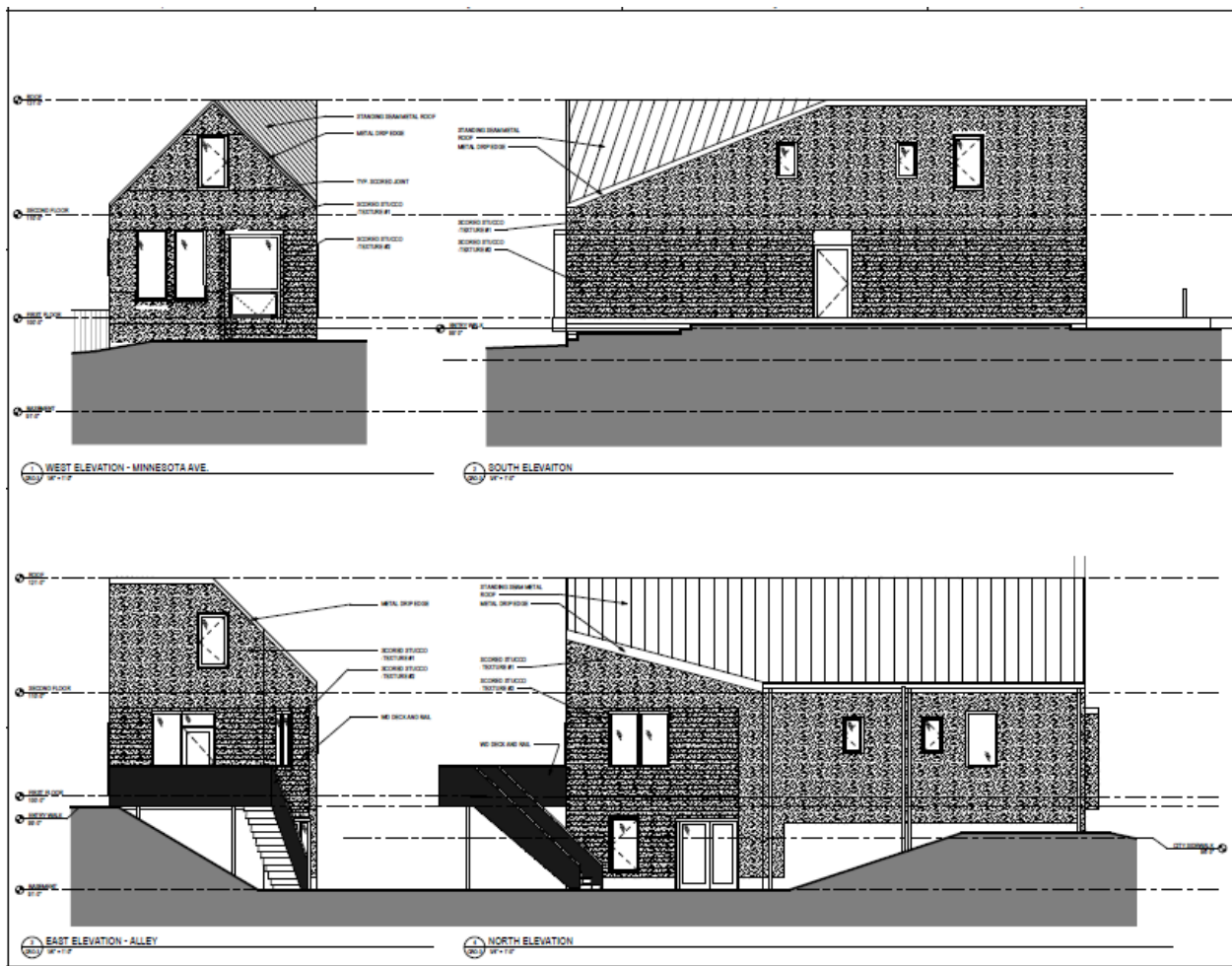


CONTEXT OPPOSITE ON MINNESOTA



CONTEXT OPPOSITE ON MINNESOTA AVE.





ELEVATIONS



STREETSCAPE RENDERING—PROPOSED HOUSE CENTER RIGHT



STREETSCAPE RENDERING LOOKING SOUTHEAST—PROPOSED HOUSE SECOND FROM LEFT

C.

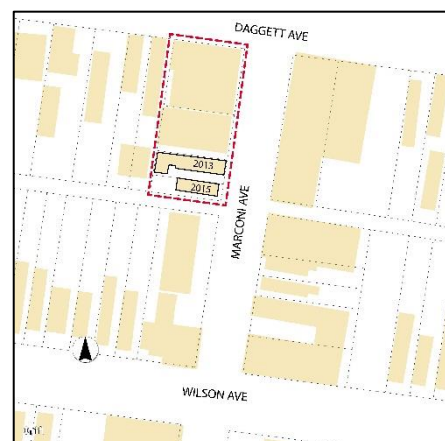
DATE: January 29, 2024
ADDRESS: 2013 and 2015 Marconi Avenue
ITEM: Demolish two single-family houses and construct addition to commercial building
JURISDICTION: Preservation Review District
NEIGHBORHOOD: The Hill
WARD: 5
OWNER: John DiGregorio
ARCHITECT: Dan Passanise
STAFF: Meg Lousteau



2015 AND 2013 MARCONI AVENUE

RECOMMENDATION:

That the Preservation Board grant Preliminary Approval for the demolition of two single-family houses and the construction of an addition to a commercial building with the conditions that the demolition permits not be approved until after the issuance of building permits, and that the Cultural Resources Office review and approve final design details, exterior materials, and colors.



THE PROJECT:

The proposal is to demolish the single-family houses at 2013 and 2015 Marconi Avenue in The Hill neighborhood and construct an addition to an existing commercial structure to expand that commercial use. The buildings are located within a Preservation Review District, where the Cultural Resources/Preservation Board has jurisdiction over demolitions and subsequent new construction.

Constructed in 1904, 2015 Marconi is an excellent example of the vernacular shotgun house type, set atop a raised basement—a particular Italian-American variant once ubiquitous on The Hill. A frame 1-1/2-story, single-family with brick foundation and low-pitched front gable roof, 2015 Marconi has a 2-bay front façade that presents at the first story its original single-leaf entry under a one-light transom with a single doublehung window to the north. The original entry door is extant, as are all exterior window casings and pediments, although windows have been replaced. 2015 Marconi has sustained a number of alterations, most of which are reversible, and its original historic character is still perceivable. Alterations include the addition of vinyl siding, the application of stucco to side and rear basement walls and front porch piers, and replacement of the original porch columns.

2013 Marconi was constructed in 1914. While much larger in scale than 2015 Marconi, being a full two stories, it is also a vernacular shotgun house. It presents a 2-bay front facade that rises to terminate in a shaped parapet with corner pinnacles and central stepped gable. A 2-story gabled porch shelters a single-leaf door at each story. The house has been greatly modified from its original appearance and these alterations have considerably diminished its historic character. Artificial stone has been applied to the foundation, to the first story of the front elevation, and wraps the original porch posts. Vinyl siding covers the remainder of the house, including the decorative parapet, and all windows and doors have been replaced.

The proposed new construction would be a two-story brick building that would generally mirror the existing historic corner building at Marconi and Daggett, adding a fifth bay along Marconi but otherwise replicating its massing, materials, and brick detailing, and largely replicating its corner entrance and fenestration patterns. Along the Marconi side, in place of glass windows there would be glass block, and along the alley side there would be a loading dock. The exterior material would be unpainted brick, in a warm gray a few shades darker than the adjacent buildings, to be harmonious with the original structures but distinguish it as a later addition.

RELEVANT LEGISLATION — PROPOSED DEMOLITION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT. Whenever an application is made for a permit to demolish a Structure...which is within a Preservation Review District...the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

Not applicable.

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

The existing houses are contributing buildings, as they could contribute to a possible local historic district. They are examples of modest vernacular wood frame houses characteristic of The Hill. 2015 Marconi retains elements of its historic appearance. 2013 Marconi, however, has been heavily altered. Because of later development, the original context of the two houses has been lost, so their demolition would not greatly affect the character of the streetscape.

- C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, indicates demolition is appropriate. "Sound means that visible portions of exterior walls and roofs appear capable of continuing to support their current loads for six months or more."

The buildings appear sound under definition in Ordinance #64689.

2. Structurally attached or groups of buildings.

Not applicable.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

The site is located in area with a strong real estate market, and buildings are generally well-maintained.

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well-maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

No information has been submitted to counter the viability of the buildings for reuse.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

Economic Hardship information has not been presented to the Cultural Resources Office.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.

Not applicable.

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.

The block is dominated by commercial buildings and uses, including two-story masonry commercial buildings at all four corners. These houses, and two one-story brick houses across the street, are the only residential uses on the block. The loss of these wood frame buildings and their replacement by a 2-story masonry expansion of the current adjacent commercial use would not adversely impact the continuity and rhythm of the block.

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

Not applicable.

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not applicable.

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition... based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;

Complies.

2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face....

Complies. The proposed building is a near-mirror image of the existing corner building at 2001 Marconi. Additionally, the buildings proposed for demolition have been greatly altered from their initial historic appearances.

3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;

Complies. The proposed construction would be a 2-story commercial building largely replicating a neighboring historic building that is part of the same project; it would be similar in scale, massing, materials, fenestration patterns, and other details.

4. The proposed use complies with current zoning requirements;

Complies.

5. The proposed new construction would commence within twelve (12) months from the application date.

Yes, construction would commence within 12 months.

- G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

Not applicable.

- H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

Not applicable.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for demolition in the Preservation Review District Ordinance led to these preliminary findings:

- 2013 and 2015 Marconi Avenue are located in The Hill neighborhood and in a Preservation Review District.
- The buildings are is considered to be contributing in that they could contribute to a possible local historic district; however, their original context has been lost to later commercial development.

- The buildings are sound within the definition Ordinance #64689, which means that visible portions of exterior walls and roofs appear capable of continuing to support their current loads for six months or more.
- The proposed subsequent development would be a 2-story addition to an existing commercial complex that would largely mimic most of the historic elements of that complex in terms of massing, scale, materials, and fenestration patterns.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant Preliminary Approval of the demolition and new construction, with the conditions that demolition permits not be approved until after the issuance of building permits, and that the Cultural Resources Office review and approve final design details, exterior materials, and colors.



2015 AND 2013 MARCONI AVENUE



2013 MARCONI AVE.



2015 MARCONI AVE.



2013 MARCONI AVE REAR



2015 MARCONI REAR



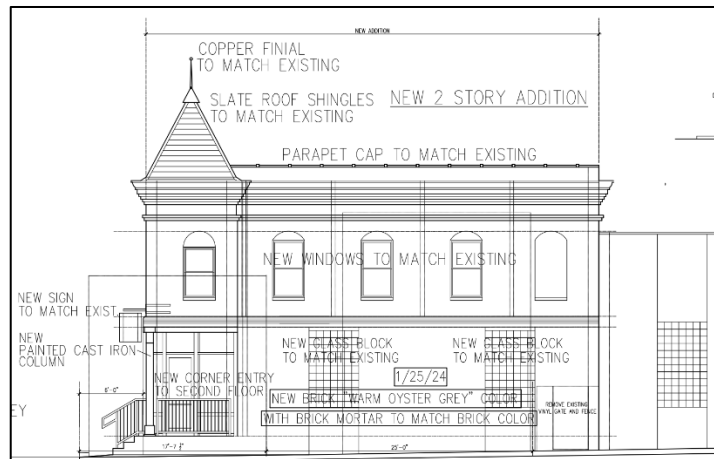
2001 MARCONI AT CORNER OF DAGGETT LOOKING SOUTHWEST



2009, 2013, AND 2015 MARCONI AVE.



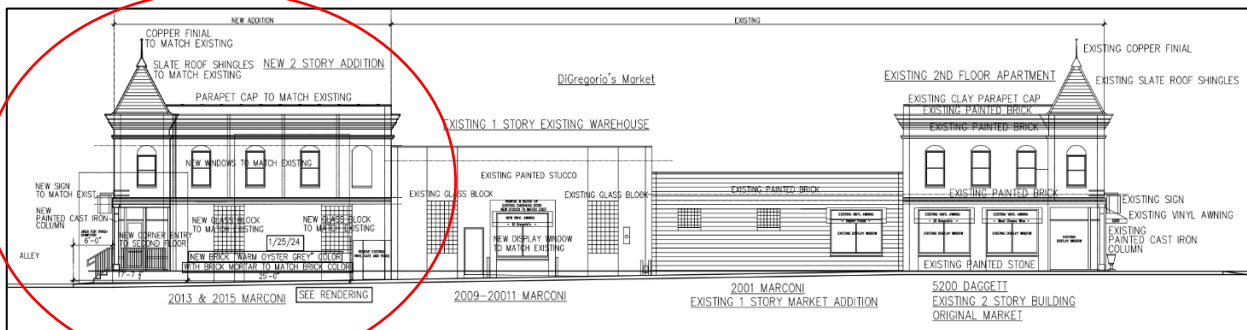
2000 BLOCK OF MARCONI LOOKING NORTH



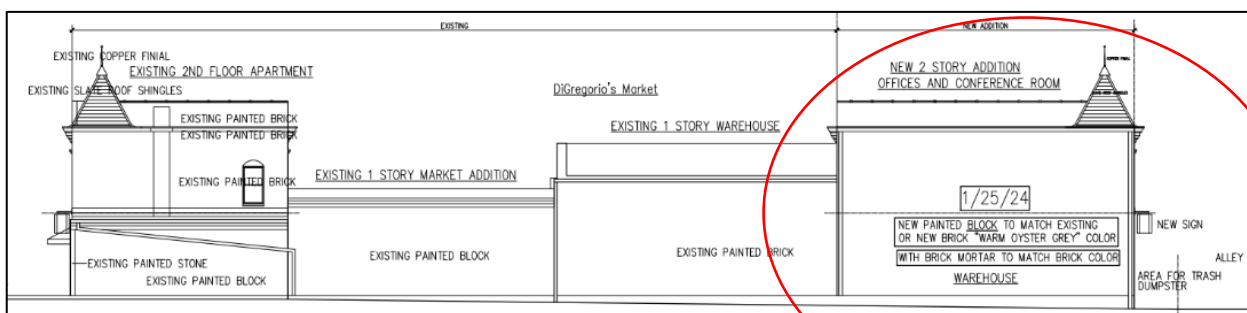
PROPOSED NEW CONSTRUCTION – EAST (MARCONI) ELEVATION



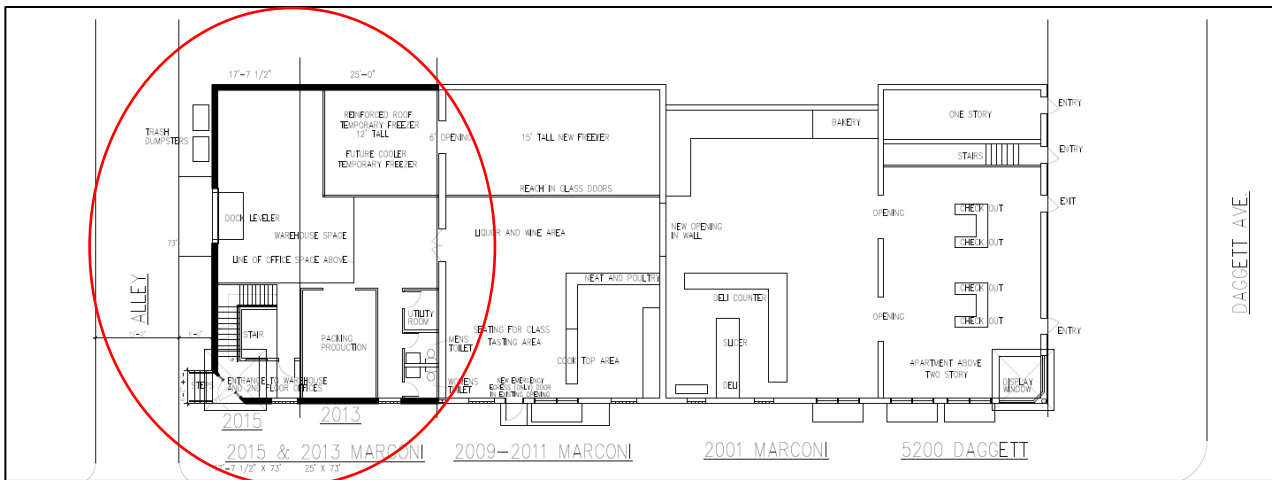
PROPOSED NEW CONSTRUCTION – SOUTH (ALLEY) ELEVATION



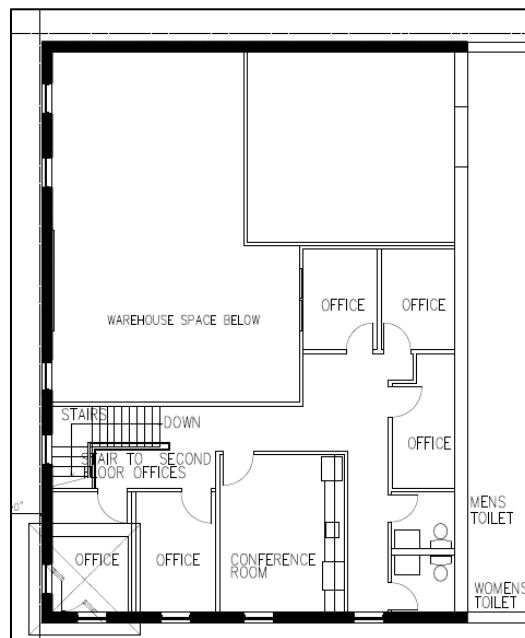
PROPOSED NEW CONSTRUCTION IN CONTEXT ALONG MARCONI



PROPOSED NEW CONSTRUCTION – WEST ELEVATION



PROPOSED NEW CONSTRUCTION – FIRST FLOOR PLAN



PROPOSED NEW CONSTRUCTION – SECOND FLOOR PLAN

D.

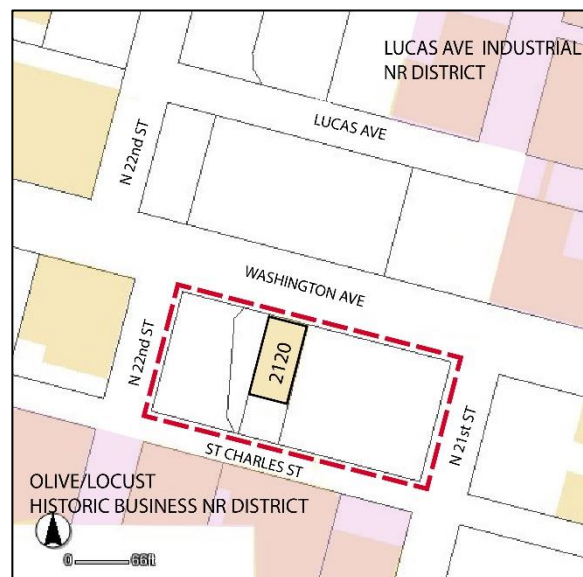
DATE: January 29, 2024
 ADDRESS: 2120 Washington Avenue
 ITEM: Demolish 1-story commercial building and construct 6-story mixed-use building
 JURISDICTION: Preservation Review District
 NEIGHBORHOOD: Downtown West
 WARD: 14
 OWNER/APPLICANT: Locust Portfolio North LLC
 ARCHITECT: Arcturis
 STAFF: Meg Lousteau/Jan Cameron, Cultural Resources Office



2120 WASHINGTON AVENUE

RECOMMENDATION:

That the Preservation Board grant Preliminary Approval for the demolition of a 1-story commercial building and the construction of a 6-story mixed-use building, with the condition that the demolition permit not be approved until after the issuance of a building permit, and that final design details, exterior materials and colors be reviewed and approved by Cultural Resources Office.



THE PROJECT:

The proposal is to demolish a 1-story commercial building along the Washington Avenue corridor in Downtown West and construct a 6-story mixed-use building with retail and residential units, and a multi-level parking garage. The new structure would have 113 apartments and 415 parking spaces. It would occupy a site that is currently four parcels, the municipal addresses being 2106, 2120, 2124, and 2128 Washington Ave.

The site is located a Preservation Review District. Demolitions and subsequent new construction in Preservation Review Districts fall under the jurisdiction of the Cultural Resources/Preservation Board.

2120 Washington is a 1-story brick commercial building of Mid-Century Modern design, constructed in 1949. It is a simple rectangular brick structure with its Mid-century Modern detailing confined to the front facade. Blond brick is interspersed with varying horizontal courses of red stretcher brick; two are placed at the heights of the window heads and central entry, which is marked by tall, curving walls of glass block. The facade is completed by a simple parapet of terra cotta tiles. The building appears unaltered. Although it is an interesting example of Mid-Century Modern commercial design, the building is not sufficiently significant in itself for individual listing in the National Register, but would be a contributing resource to a district had its original context not been lost.

The proposed new construction is a 6-story building with a lobby, clubhouse, courtyard, small retail, and several residential units on the north and east sides of the first floor. Those uses would wrap the ground-level of a 6-story parking garage that would face south and west.

The north elevation along Washington and the east elevation at N. 21st Street present residential units above the first story retail spaces. These and the main lobby entry at the northeast corner would be glazed metal storefronts that continue south along N. 21st approximately one-third of the building; the remainder of the first story would have residential units with large windows. On the stories above, the fenestration is arranged in tall narrow bays of paired windows interspersed with recessed Juliet and projecting metal balconies. There would be a variety of exterior materials used: three colors of brick; two kinds of metal siding—flat panels and standing seam—and horizontal fiber cement siding. The sixth (top) story would be recessed and sheathed with vertical standing seam metal.

The western elevation facing N. 22nd Street and southern elevation at St. Charles Street would have the six-level concrete parking structure exposed to view. The N. 22nd Street façade would be faced with brick at the first story and on the 5 stories above, the concrete would be painted a dark gray color. A secondary lobby at the building's southwest corner would provide access to the garage.

RELEVANT LEGISLATION — PROPOSED DEMOLITION:

St. Louis City Ordinance #64689
PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT. Whenever an application is made for a permit to demolish a Structure...which is within a Preservation Review District...the building commissioner shall submit

a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

Not applicable.

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

2120 Washington Avenue is considered a Contributing structure under the Ordinance, which defines it as “contributing to an existing or potential city or national historic district.” The building, while modest, is a good example of Mid-Century Modern commercial design and reflective of the area’s development after World War II.

- C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, indicates demolition is appropriate. “Sound means that visible portions of exterior walls and roofs appear capable of continuing to support their current loads for six months or more.”

The building appears sound under definition in Ordinance #64689.

2. Structurally attached or groups of buildings.

Not applicable.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

The site is located three blocks north of the soccer stadium in an area of increasing real estate activity and development. It's situated amidst multi-story warehouses, small-scale commercial, and surface parking lots.

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well-maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

No information has been submitted to counter the viability of the building for reuse. That said, it is small and the only extant building remaining on its large block. The redevelopment potential for this structure would be limited.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

No evidence of economic hardship has been submitted.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.

Not applicable.

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.

2120 Washington is the only building on the block, so its loss would not impact the continuity or rhythm of the block face.

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

The building does not possess unique or significant character important to the district, street, block or intersection, and its loss would have negligible impact on the integrity, rhythm, balance and density on the site, block, intersection or district.

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not applicable.

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition... based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;

Complies.

2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face....

Complies. The proposal is to construct a 6-story mixed-use building with a retail and residential uses, accompanied by a multi-level parking garage that would serve the building's residents as well as offer parking to serve surrounding businesses, buildings and downtown venues. It would also contribute a street presence to what is currently a somewhat barren part of downtown, providing retail space and promoting pedestrian activity in the area.

3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;

Not applicable. 2120 Washington is the only building on the block face.

4. The proposed use complies with current zoning requirements;

Appears to comply. Note that the four parcels would have to be consolidated into a single parcel.

5. The proposed new construction would commence within twelve (12) months from the application date.

Yes.

- G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

Not applicable.

- H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

Not applicable.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for demolition in the Preservation Review District Ordinance led to these preliminary findings:

- 2120 Washington Avenue is located in a Preservation Review District.
- 2120 Washington Avenue is a Contributing Building as it would contribute to an existing or potential city or national historic district.

- The building is sound under the definition in Ordinance #64689, which means that visible portions of exterior walls and roofs appear capable of continuing to support their current loads for six months or more.
- Loss of the building would not negatively impact the appearance and integrity of the site, intersection, block, or district.
- The new construction would equal or exceed the contribution of the existing building to the district, and would add residential development to the area as well as provide parking to support neighboring businesses and uses.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant Preliminary Approval for the demolition of 2120 Washington Avenue and the new construction of a 6-story mixed-use building on the parcels at 2106, 2120, 2124, and 2128 Washington Ave.



2120 WASHINGTON AVENUE LOOKING SOUTHEAST



2120 WASHINGTON AVENUE—REAR ELEVATION LOOKING NORTH

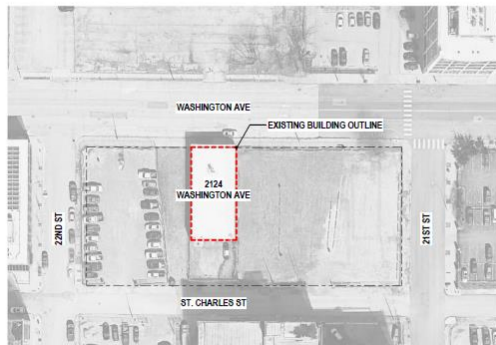


LOOKING WEST ON WASHINGTON AVENUE FROM N. 21ST—2120 WASHINGTON AT LEFT

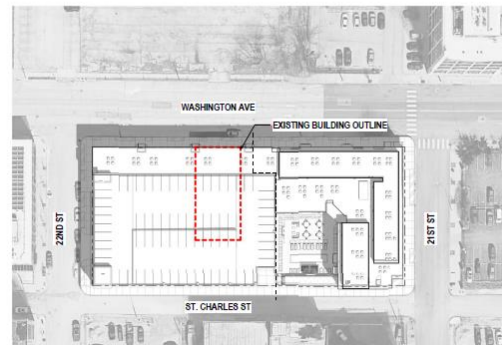


LOOKING EAST ON WASHINGTON AVENUE FROM N. 22ND — 2120 WASHINGTON AT RIGHT

Existing Conditions



Proposed Plan



COMPARISON PLANS



PROPOSED NEW CONSTRUCTION LOOKING SOUTHWEST FROM CORNER OF WASHINGTON AND N. 21ST



PROPOSED NEW CONSTRUCTION LOOKING SOUTHEAST FROM CORNER OF WASHINGTON AND N. 22ND



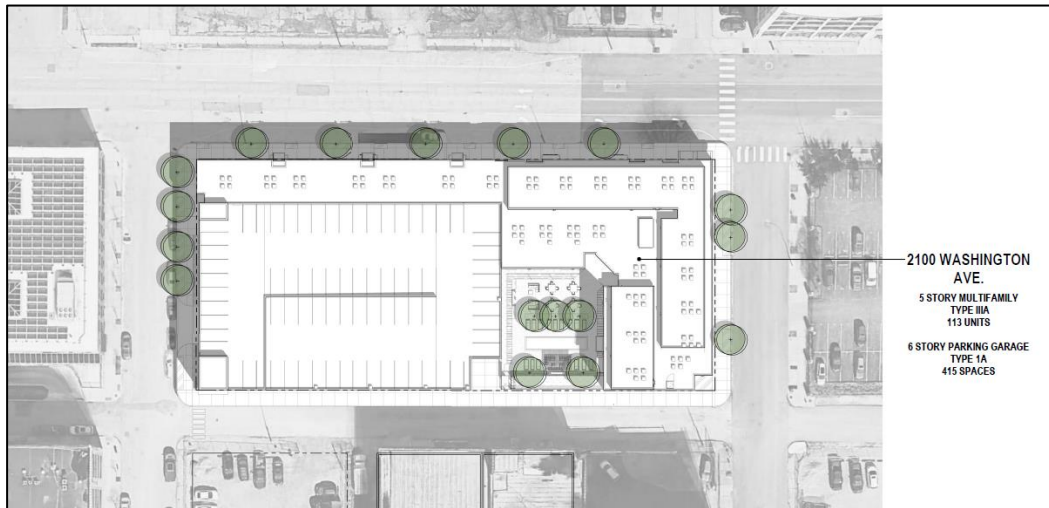
PROPOSED NEW CONSTRUCTION ALONG N. 22ND STREET



DETAIL OF N. 22ND STREET ENTRY



DETAIL OF INTERIOR COURTYARD OFF ST. CHARLES



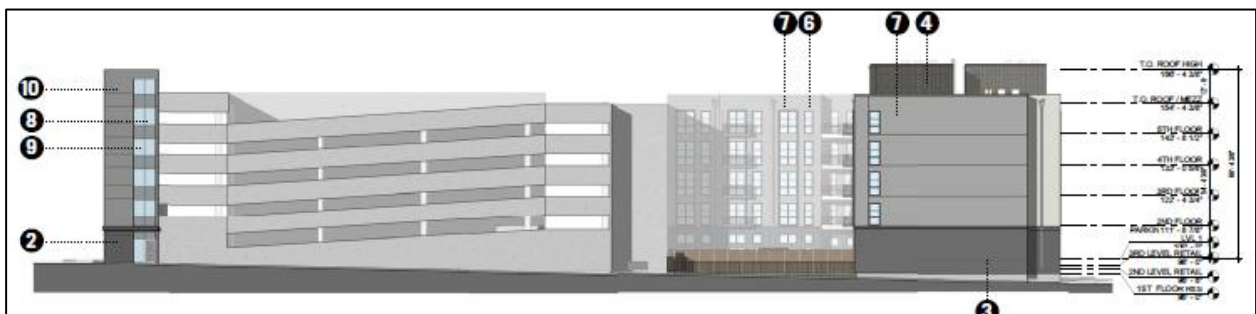
SITE PLAN



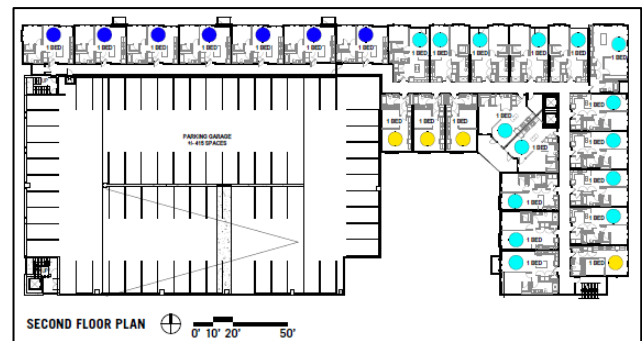
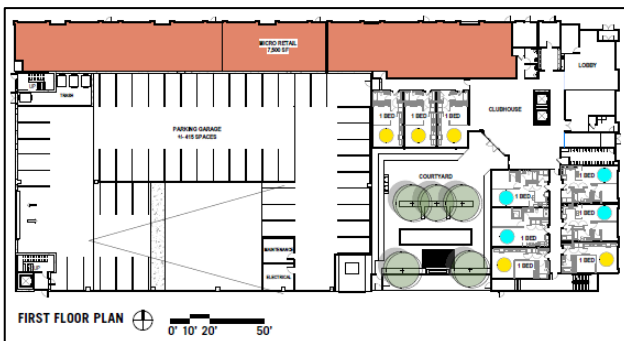
NORTH (WASHINGTON) ELEVATION



EAST (N 21ST ST) ELEVATION



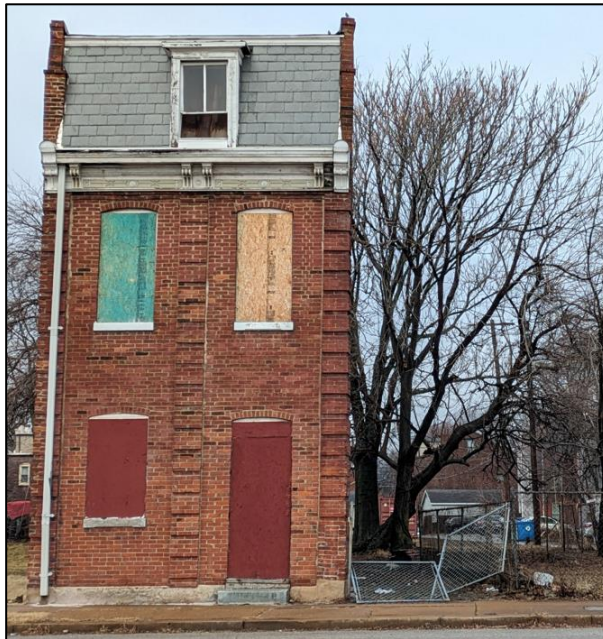
SOUTH (ST. CHARLES STREET) ELEVATION



TYPICAL FLOOR PLANS

E.

DATE: January 29, 2024
 ADDRESS: 2219 South 7th St.
 ITEM: Rehabilitate and construct a 2-story addition to single-family house
 JURISDICTION: Soulard Neighborhood Local Historic District
 NEIGHBORHOOD: Soulard
 WARD: 8
 OWNER: 2219 7th Street LLC
 APPLICANT: Rick Fitzsimmons
 STAFF: Bob Bettis



2219 S. 7TH STREET

RECOMMENDATION:

That the Preservation Board withhold Preliminary Approval of the project as the construction of new additions is prohibited at Semi-Public Facades in the Soulard Historic District Standards.



THE PROJECT:

2219 S. 7th Street is within the boundaries of the Soulard Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over new additions. The 2 ½-story single-family house is currently vacant and is slated to undergo a complete rehabilitation. The current project proposes the removal of a 2-story, non-historic, concrete block addition and wooden stair system on the north side of the house and the construction of a 2-story brick addition in roughly the same spot. The addition would create an ell-shaped appearance to the building. There is a vacant lot adjacent to the property on its northern side, meaning that elevation is Semi-Public under the Soulard Historic District Standards. New additions are strictly prohibited at Semi-Public facades per the ordinance. As the proposal does not comply with the Soulard standards, the applicant has requested the Preservation Board review the project in order to receive Preliminary Approval.

RELEVANT LEGISLATION:

Excerpt from Ordinance #57078 amended by #62382, the Soulard Historic District:

ARTICLE 1: INTRODUCTION

101 Definitions

101.14 Model Example

A building or element(s) of a single building type or style constructed prior to 1929 and:
Existing or once existing within:

- the Soulard Historic District; or
- the City of St. Louis, provided it is of a form and architectural style currently or once found within the Soulard Historic District; and

Offered to prove that:

- A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
- A design proposed for constructing a new building will result in a building compatible with its architectural environment; and

Of a comparable form, architectural style and use as:

- The building to receive the constructed or reconstructed element; or
- The building to be constructed....

The applicant has provided a Model Example at 2017 Lynch Street that has a similarly styled rear ell as is being proposed.

101.17 Public, Semi-Public, and Private Facades

Comment: The definition of Facades is the same for existing buildings and new construction.

Public Facades

The following architectural elevation(s) of a building:

- A Facade which faces a public street, including those sections of such elevation which are recessed; or

The section of a side elevation of a building which is set forward of an adjacent structure.

Semi-Public Facades

The following architectural elevation(s) of a building:

Side elevations which face a vacant lot or a side yard at least 15 feet wide and are visually dominant from a street.

Rear elevation of a corner building which is visually dominant from a street.

The facade of a carriage or alley house which faces the alley.

Private Facades

The architectural elevation(s) of a building which do not meet the criteria of a Public or a Semi-Public Facade.

ARTICLE 2: EXISTING BUILDINGS

200 General Law:

If documented evidence can be provided which verifies that an element of an existing building has been altered, it may be reconstructed to its original configuration.

If a building, addition to a building, or element of a building was constructed after January 1, 1929, It may be altered only in accordance with the requirements for New Construction. Evidence that the building, addition, or element was constructed after January 1, 1929, shall be provided.

Comment: January 1, 1929 was chosen because at the time of writing of these Standards, all buildings contributing to the historic character of the neighborhood were built before that date. However, that which is today current will one day be historic. Therefore, this date should be reviewed at Least once every 10 years and brought forward, as necessary, to reflect the date before which buildings contribute to the historic character of the neighborhood at that time. All other references to that date should be changed simultaneously.

Unless specifically stated otherwise, all regulations herein apply to Public Facades only. Those for Semi-Public and Private Facades are specifically noted.

209 New Additions to Existing Buildings

No new additions shall be made to the Public or Semi-Public Facade(s) except that additions may be made to Semi-Public Facades occurring at the rear of buildings that predate 1929.

New additions constructed at Private Facades or at Semi-Public Facades at the rear of structures predating 1929 are subject to New Construction Standards for like facades.

Comment: New additions constructed at Private Facades may lengthen an adjacent Public or Semi-Public Facade.

Does not comply. The proposed new all-brick addition would be located on a Semi-Public Façade. However, it should be noted that the applicants have worked with CRO staff and the neighborhood review committee to produce a design that is complementary to the building and the streetscape. Though not technically compliant with the standards, the revised design would otherwise be appropriate in

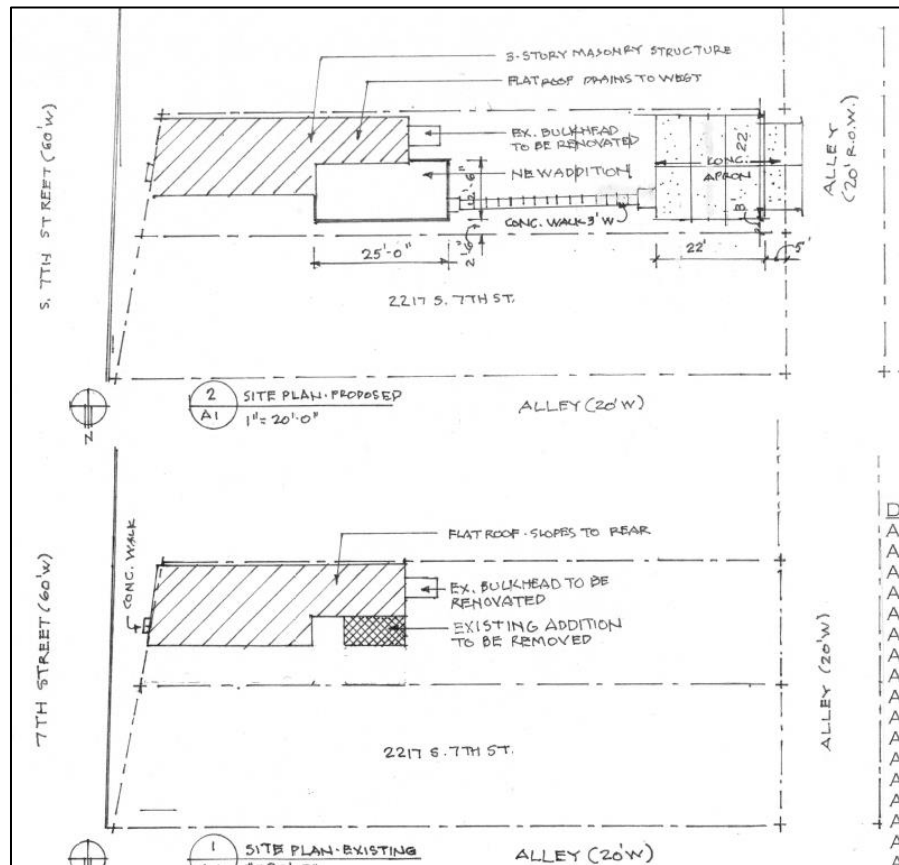
scale, materials and detail. Ell extensions are common on buildings across Soulard and other neighborhoods in the city of St. Louis.

PRELIMINARY FINDINGS AND CONCLUSION:

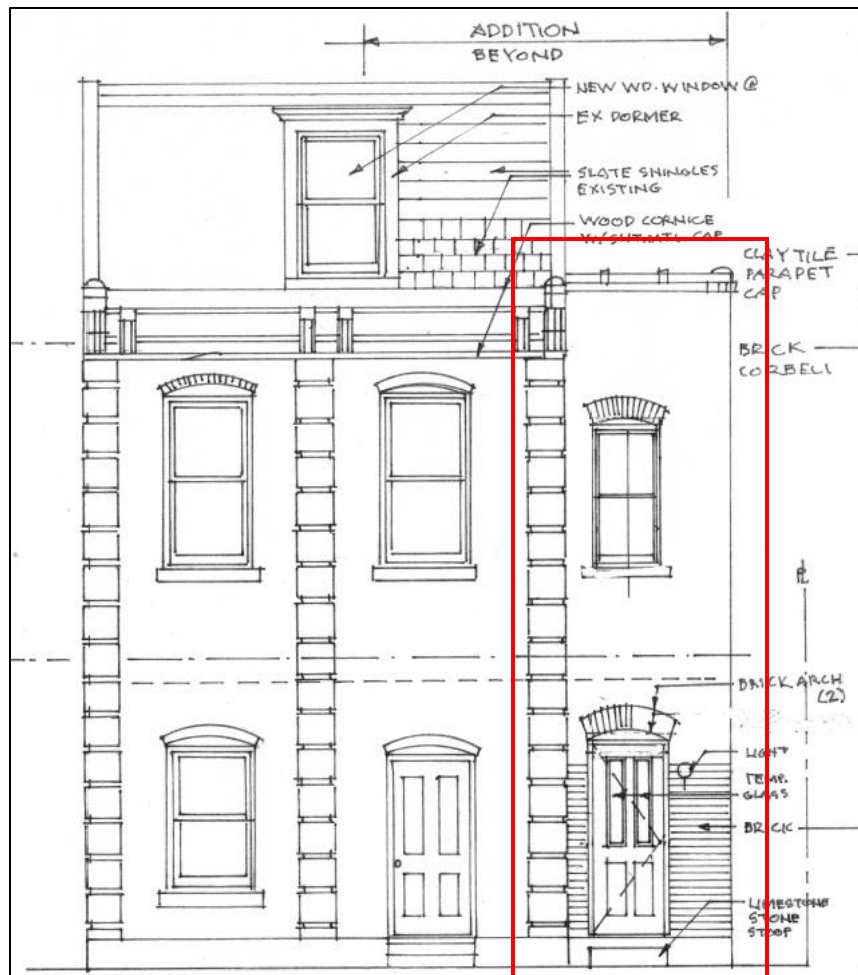
The Cultural Resources Office consideration of the criteria for new additions in the Soulard Certified Local Historic District led to these preliminary findings:

- 2219 S. 7th Street is located in the Soulard Neighborhood Local Historic District.
- The proposed 2-story addition would be on a Semi-Public Façade, and therefore is prohibited by the Soulard Certified Local Historic District standards.
- The proposed design of the addition is complementary to the building.
- The Soulard Restoration Group Building Review Committee supports the project as long as brick is utilized on all sides of the addition.

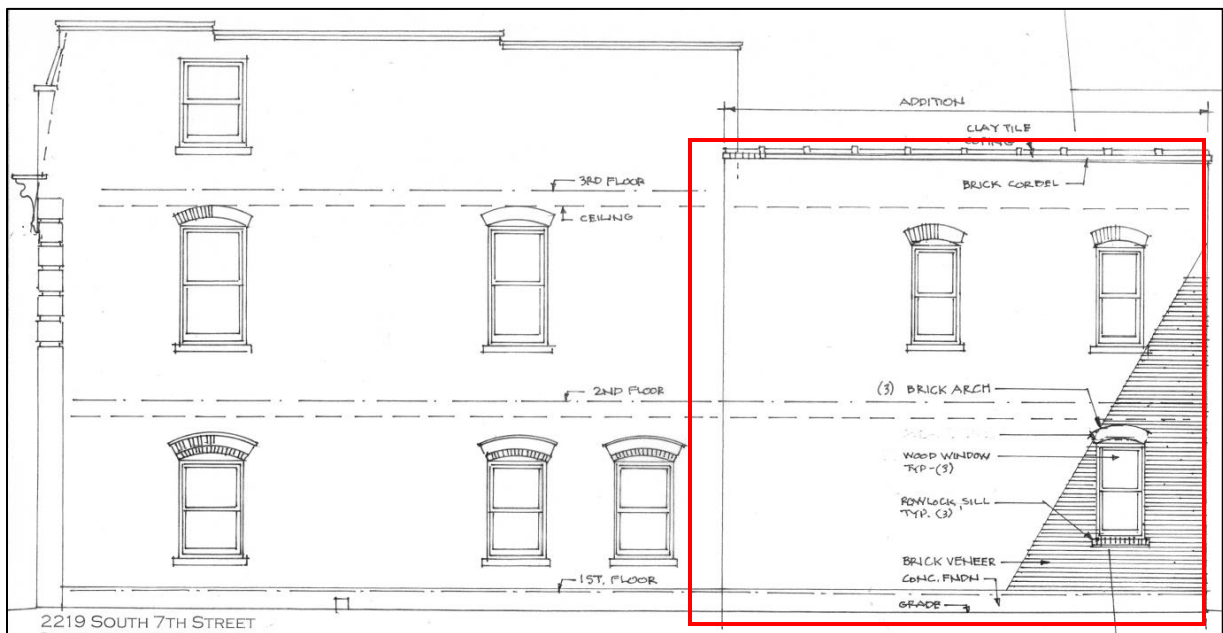
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board withhold Preliminary Approval for the construction of a 2-story brick addition as the work does not comply with the Soulard Local Historic District Standards.



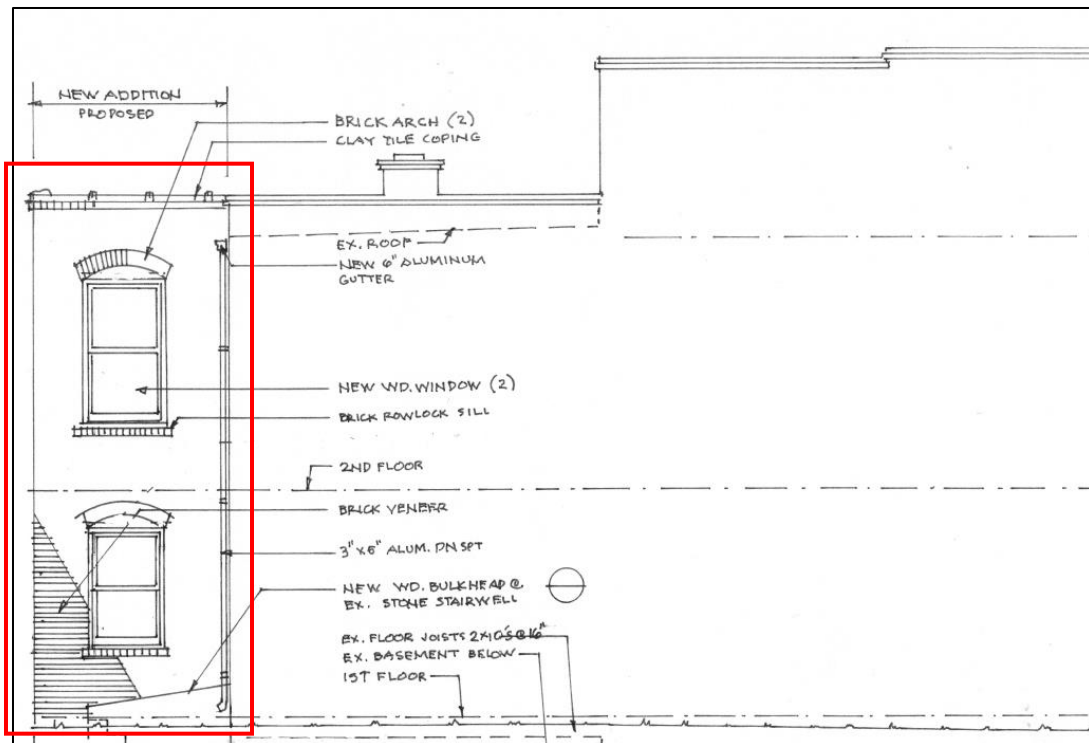
PROPOSED AND EXISTING SITE PLANS



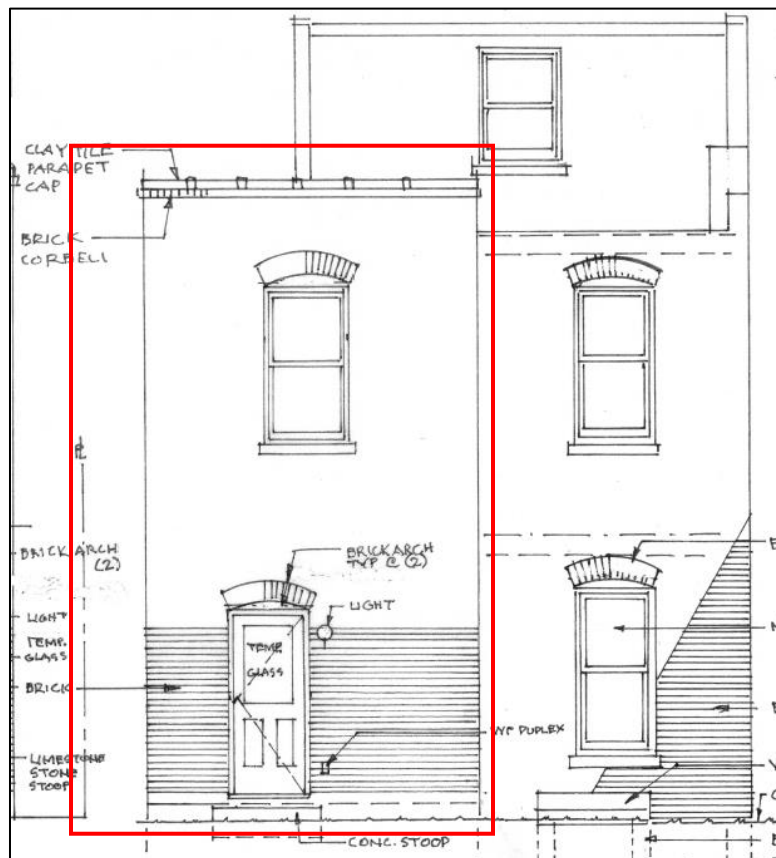
FRONT (S. 7TH ST.) ELEVATION – PROPOSED ADDITION HIGHLIGHTED



NORTH ELEVATION - PROPOSED ADDITION HIGHLIGHTED



SOUTH ELEVATION - PROPOSED ADDITION HIGHLIGHTED



REAR ELEVATION - PROPOSED ADDITION HIGHLIGHTED



MODEL EXAMPLE – 2017 LYNCH ST.



LOOKING SOUTHWEST



LOOKING SOUTH AT NORTH FAÇADE



LOOKING NORTHEAST FROM VACANT LOT SOUTH OF THE SUBJECT PROPERTY



LOOKING SOUTHEAST AT REAR OF BUILDING



LOOKING NORTHWEST



STREETSCAPE SOUTH ON S. 7TH ST.



STREETSCAPE NORTH ON S. 7TH ST.



BIRD'S-EYE VIEW OF SITE

F.

DATE: January 29, 2024
 ADDRESS: 2409 S. 10th Street
 ITEM: Appeal of Administrative Denial to construct 2 -story single-family house on vacant parcel
 JURISDICTION: Soulard Neighborhood Local Historic District
 NEIGHBORHOOD: Soulard
 WARD: 8
 OWNER: Ellie Cade Custom Homes LLC; Joe Plescia
 APPLICANT: Affordable Homes; Tiffany Huchinson
 ARCHITECT: Nickas Architecture, LLC; Brian T. Nickas
 STAFF: Andrea Gagen



2409 S. 10th STREET

RECOMMENDATION:

That the Preservation Board overturn the Administrative Denial on the condition that the roof be changed to a side gable and that final drawings, details and exterior materials be reviewed and approved by the Cultural Resources Office.



THE PROJECT:

2409 S. 10th Street is within the boundaries of the Soulard Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over new construction. The project proposes construction of a 2-story single-family house on a vacant parcel on the west side of 10th Street, south of Barton. The lot which is now 1000 Barton was historically part of the lot at 1002 Barton to the west. The corner lot has been empty since at least the 1970's.

The architect has been working with the Cultural Resources Office on a design that would meet the Soulard Historic District Standards. Due to the time constraints, the application was Administratively Denied. The project is now being brought before the Preservation Board.

RELEVANT LEGISLATION:

Excerpt from Ordinance #57078 amended by #62382, the Soulard Historic District:

ARTICLE 1: INTRODUCTION

101 Definitions

101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

A building or element(s) of a single building type or style constructed prior to 1929 and:
Existing or once existing within:

- the Soulard Historic District; or

- the City of St. Louis, provided it is of a form and architectural style currently or once found within the Soulard Historic District; and

Offered to prove that:

- A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or

- A design proposed for constructing a new building will result in a building compatible with its architectural environment; and

Of a comparable form, architectural style and use as:

- The building to receive the constructed or reconstructed element; or

- The building to be constructed....

The applicant has provided an appropriate Model Example at 2356 S. 10th St. The main deviation from the Model Example building is that the Model Example has a side gable roof, and the new construction proposes a flat roof. This change has a substantial impact on the appearance of the building.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.1 Site

A site plan shall describe the following:

Alignment

New buildings shall have their Public Facade parallel to the Public Façade of the adjacent buildings...

Complies.

Setback

New buildings shall have the same setback as adjacent buildings....

Complies. The building closely matches the setbacks of the adjacent properties on 10th Street.

301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth.

The mass of a new building shall be comparable to the mass of the adjacent buildings or of the common overall building mass within the block, and on the same side of the street.

Complies.

301.3 Scale

Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e. g., the size of a door relative to a window).

A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....

Complies. The proposed building is the same number of stories and appears to be at levels similar to those of adjacent buildings. Refer to street elevation below.

301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Complies.

301.5 Ratio of Solid to Void

The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.

The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.

Complies.

The height of windows in the Public Facade shall be between twice and three times the width.

Complies.

The ratio of solid to void may be based on a Model Example.

Complies.

301.6 Facade Material and Material Color

Finish materials shall be one of the following:

For walls:

Kiln-fired brick (2-1/3" by 8" by 3-5/8")

Comment: Brick within the Soulard Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Soulard Historic District is red or orange with only minor variations in coloration.

Stone common to the Soulard Historic District.

Scored stucco and sandstone.

4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Complies. The front and east and west returns will be brick. The remainder of the north, south and rear walls will be 4" lap siding. A building permit has been issued for a house at the corner of Barton & 10th St. so that elevation will become a Private Façade.

For foundations:

Stone, new or reused, which matches that used in the Soulard Historic District;

Cast-in-place concrete with a stone veneer; or

Cast-in-place concrete, painted.

Complies. Front foundation and side returns will have a rock-faced limestone veneer.

Finished façade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Glazing shall be clear, uncolored glass or based on a Model Example.

Complies.

302 Private Facades of New Construction

Materials at private Facades of new construction shall be one of those listed in 301.6(1)(1) except that wood or vinyl siding need not be based on a Model Example.

Complies.

303 Garages and Carports in New Construction

Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

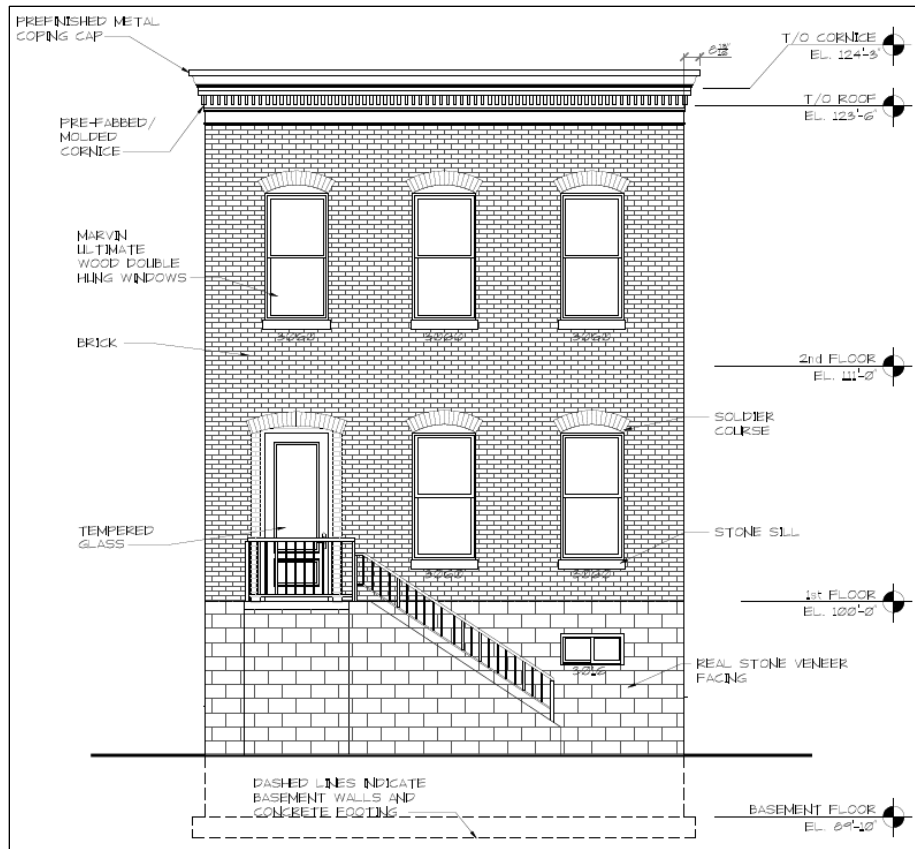
The Cultural Resources Office consideration of the criteria for new construction in the Soulard Certified Local Historic District led to these preliminary findings:

- 2409 Street is located in the Soulard Neighborhood Local Historic District.
- The proposed building complies with most of the Soulard Local Historic District Standards.
- The architect has submitted an appropriate Model Example. However, the Model Example has a side-gabled roof and the proposed new construction has a flat roof.
- There has been no official comment from the Soulard Restoration Group.
- No comments on the project have been received from the Alderwoman.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board overturn the Administrative Denial for the construction of a single-family house at 2409 S. 10th Street with the condition the roof be changed to a side gable and that final drawings, details and exterior materials be reviewed and approved by the Cultural Resources Office.



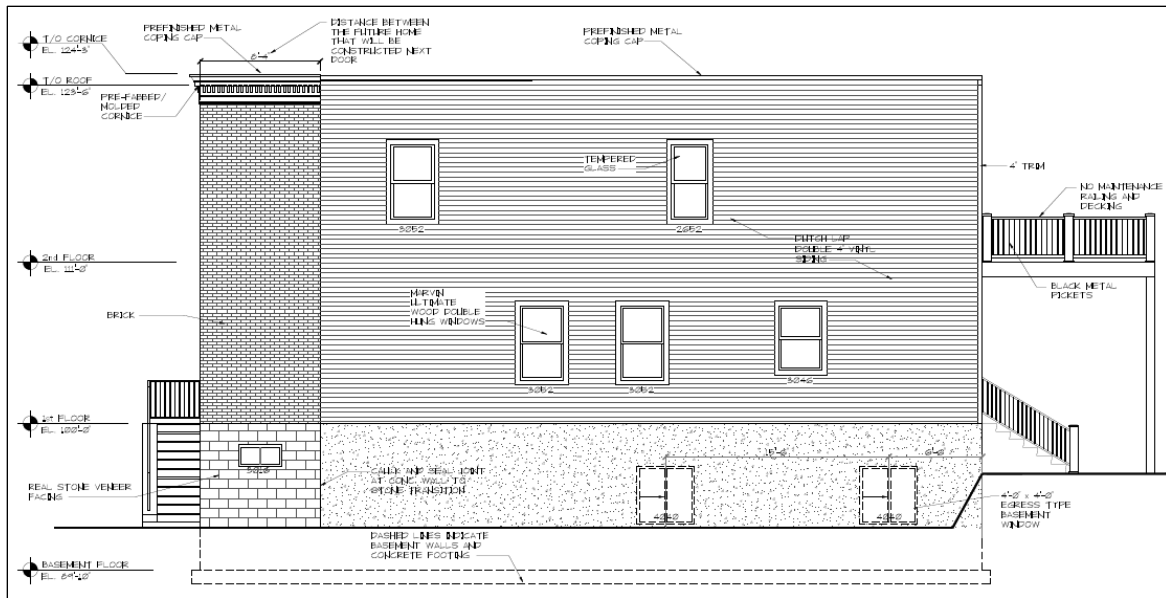
MODEL EXAMPLE BUILDING AT 2356 S. 10TH



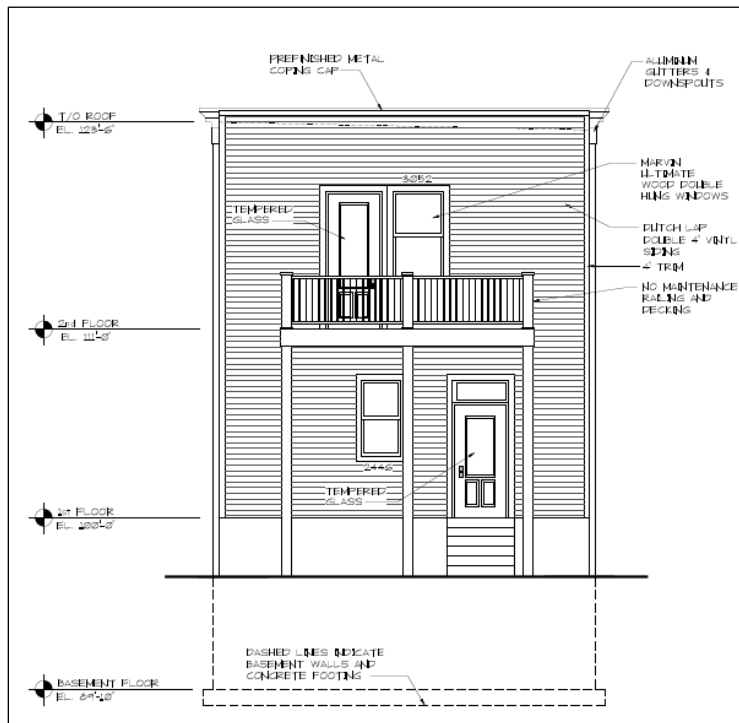
PROPOSED FRONT ELEVATION



PROPOSED STREETScape WITH PROPOSED CONSTRUCTION AT RIGHT



PROPOSED NORTH ELEVATION



PROPOSED REAR ELEVATION



BUILDINGS TO SOUTH (LEFT) OF PROJECT ALONG S. 10TH ST.



LOOKING NORTH ON S. 10TH FROM ADJACENT VACANT LOT. NOTE: A BUILDING PERMIT HAS BEEN ISSUED FOR THIS LOT.



BUILDINGS ACROSS S. 10TH STREET

G.

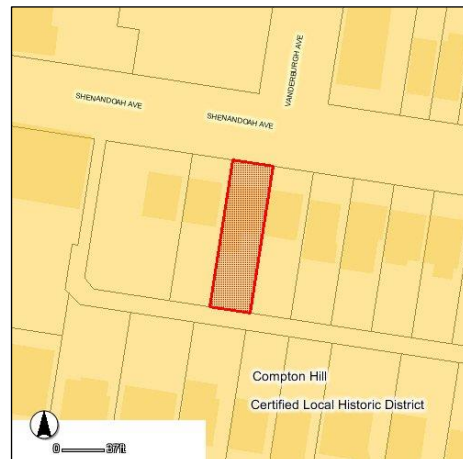
DATE: January 29, 2024
ADDRESS: 3530 Shenandoah Avenue
ITEM: Appeal of Director's Denial to install solar panels
JURISDICTION: Compton Hill Certified Local Historic District
NEIGHBORHOOD: Tower Grove East
WARD: 7
OWNER: Nelson & Alison Long
APPLICANT: Sunsant Solar, Laura Burton
STAFF: Andrea Gagen



3530 SHENANDOAH AVENUE

RECOMMENDATION:

That the Preservation Board uphold the Director's Denial as the solar panels do not comply with the Compton Hill Certified Local Historic District Standards and the Solar Panel Policy.



THE PROJECT:

The project is in the Compton Hill Certified Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over exterior alterations. The Cultural Resources Office received a permit application to install solar panels at 3530 Shenandoah Ave.

The project calls for the installation of solar panels on the east and west elevations of the residence, as well as on a flat roof at the rear and on the garage. The panels on the east side are proposed to be near the apex of the roof and would be visible from the street. The Compton Hill Historic District falls under “Visual Compatibility Required” in the Preservation Board Solar Panel Policy.

The materials of the solar panels do not comply with the Compton Hill Historic District Standards, and the configuration and placement of the panels on the roof do not comply with the Solar Panel Policy. The Cultural Resources Office Director denied the permit application and the applicant has appealed that denial. The matter is now being brought to the Preservation Board.

RELEVANT LEGISLATION:

Excerpt from Ordinance #57702, Compton Hill Certified Local Historic District:

H. Roof Shape and Material

1. In neighborhoods in which a roof shape, angles and lines are dominant, new or renovated structures shall conform to such shape, angles and lines.
Not applicable.
2. Roof materials shall be slate, tile, copper or asphalt shingles. Roll roofing material, corrugated sheet metal, shiny metal, or brightly colored asphalt shingles are not permitted where seen.

Does not comply. The proposed solar panel components are not on the list of the approved materials for roofs.

Solar Panel Installation Policy: Visual Compatibility Required

No installation shall be approved that includes:

1. Permanent removal of historic roofing materials as part of the installation of solar panels on visible portions of a roof.
2. Permanent removal or otherwise altering a historic roof element and configuration – dormers, chimneys, or other features on visible portions of a roof.
3. Any installation procedure that will cause irreversible changes to historic features or materials on visible portions of a roof.
4. Placing panels on top of visible slate or clay tile roofing.
5. More than one array of panels on a building that would be visible.
6. Placing panels in an array shape that does not echo that of the visible roof plane.

Any installation that does not meet this Policy in a minor way or due to the particular circumstances of the property may be considered on a case-by-case basis to determine if the intent of the Policy can be met.

Does not comply. The array shape on the east elevation does not echo the visible roof plane due to the angled nature of the hipped roof slopes.

Solar Panel Installations on Sloped Roofs of Historic Buildings

1. Solar panels installed on a sloped roof shall not obscure any distinctive roof design elements or the historic roofing materials of clay tile or slate. Approved Installations will not be possible on some sloped roofs with tile, slate or other distinctive covering or slopes with dormers.
2. Solar panels shall not be installed on the slope of any roof above the main, street-facing façade.
3. The installation of solar panels on a street-facing side façade of a corner building shall be carefully considered to determine the visual effect of the proposed installation.
4. Solar panel arrays shall only be placed a minimal distance from the roof and parallel to any sloped roof surface.
5. A solar panel array shall only consist of a single, simple rectangular shape when it has any degree of visibility.
6. It may be possible to place solar panels on the rear portion of a roof slope above a side elevation of a building, depending on the design and materials of the roof and the visibility of that portion of the roof.
 - a. The percentage of roof coverage must be considered; in some instances, more coverage reduces the visual presence of an installation and in others, a smaller percentage is more appropriate.
 - b. The presence of dormers and chimneys must also be considered.
7. Solar panels shall not be installed on any:
 - a. Mansard or false-mansard roof plane;
 - b. Visible dormer roof; and
 - c. Roof of a front or side porch or visible appendage.

Does not comply. The solar panels on the east side are located toward the front of the building and are therefore visible. Furthermore, the size of the installation increases the visibility of the panels because it heightens the visual contrast between roof shingles and the panels.

PRELIMINARY FINDINGS AND CONCLUSION:

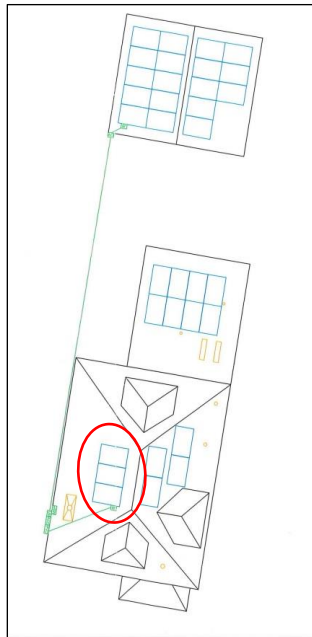
The Cultural Resources Office's consideration of the Central West End Certified Local Historic District standards and the specific criteria for storefronts led to these preliminary findings:

- 3530 Shenandoah Avenue is located in the Compton Hill Local Historic District.
- The proposed solar panels on the east elevation of the residence would be visible and are not compatible in material, color, placement or the shape of the array.
- The Cultural Resources Office to date has not received any comment from the Ward Alderman or the neighborhood regarding the proposal.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial as the proposed storefront does not comply with the Compton Hill Local Historic District Standards and the Solar Panel Policy.



VISIBILITY OF EAST SIDE OF 3530 SHENANDOAH – LOCATION OF VISIBLE PANELS INDICATED



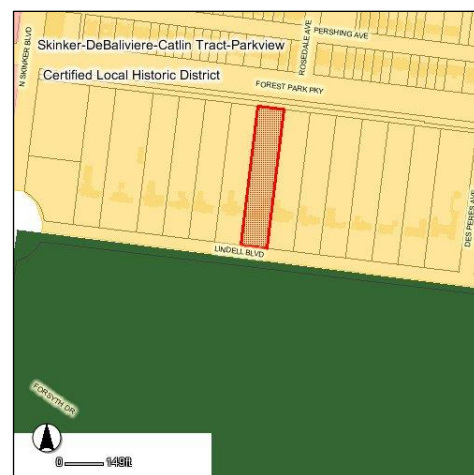
SITE PLAN SHOWING PROPOSED PLACEMENT OF SOLAR PANELS

H.

DATE: January 29, 2024
 ADDRESS: 6115 Lindell Boulevard
 ITEM: Appeal of Director's Denial to install circle drive
 JURISDICTION: Skinker-DeBaliviere-Catlin Tract-Parkview Certified Local Historic District
 NEIGHBORHOOD: Skinker-DeBaliviere
 WARD: 10
 OWNER: Dineo Khabele & James Hunter
 APPLICANT: Nate Markway
 STAFF: Andrea Gagen



6115 LINDELL BOULEVARD



RECOMMENDATION:

That the Preservation Board uphold the Director's Denial of the proposal to install a circle drive as it does not comply with the Skinker-DeBaliviere Historic District Standards.

THE PROJECT:

6115 Lindell Boulevard is located in the Skinker-DeBaliviere/Catlin Tract/Parkview Certified Local Historic District, where the Cultural Resources Office/Preservation Board has jurisdiction over any exterior alterations. The proposal is to install a circle drive in front of the existing building. The Historic District Standards state that paving any portion of the front yard does not meet the Standards; therefore, the application was denied, and the project scheduled to be heard by the Preservation Board.

RELEVANT LEGISLATION:

Excerpt from Ordinance #70821, the Skinker-DeBaliviere-Catlin Tract- Parkview Historic District Revised Standards:

Existing Buildings

9. Front Yards: Slopes, Walls, Fences, Paving

- a. The Earth Terrace shall not be modified in height or reduced in extent to accommodate landscape amenities, including ponds, fountains, and water features. Skinker-DeBaliviere Historic District Standards

Not applicable.

- b. Vegetation is not regulated except that the percentage of the front lawn that is lawn or plantings, rather than paved sidewalks, must be comparable to that of nearby properties. Paving of any portions of a front yard does not meet these Standards.

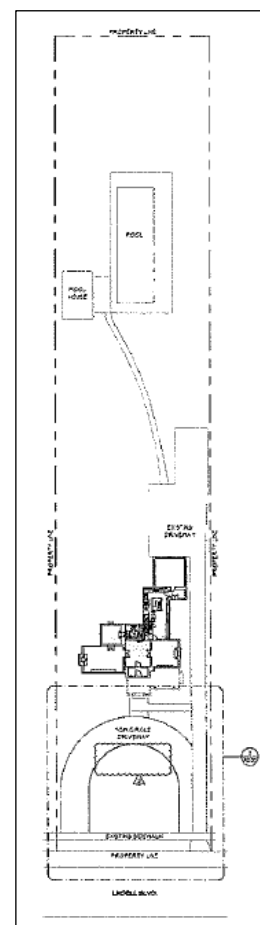
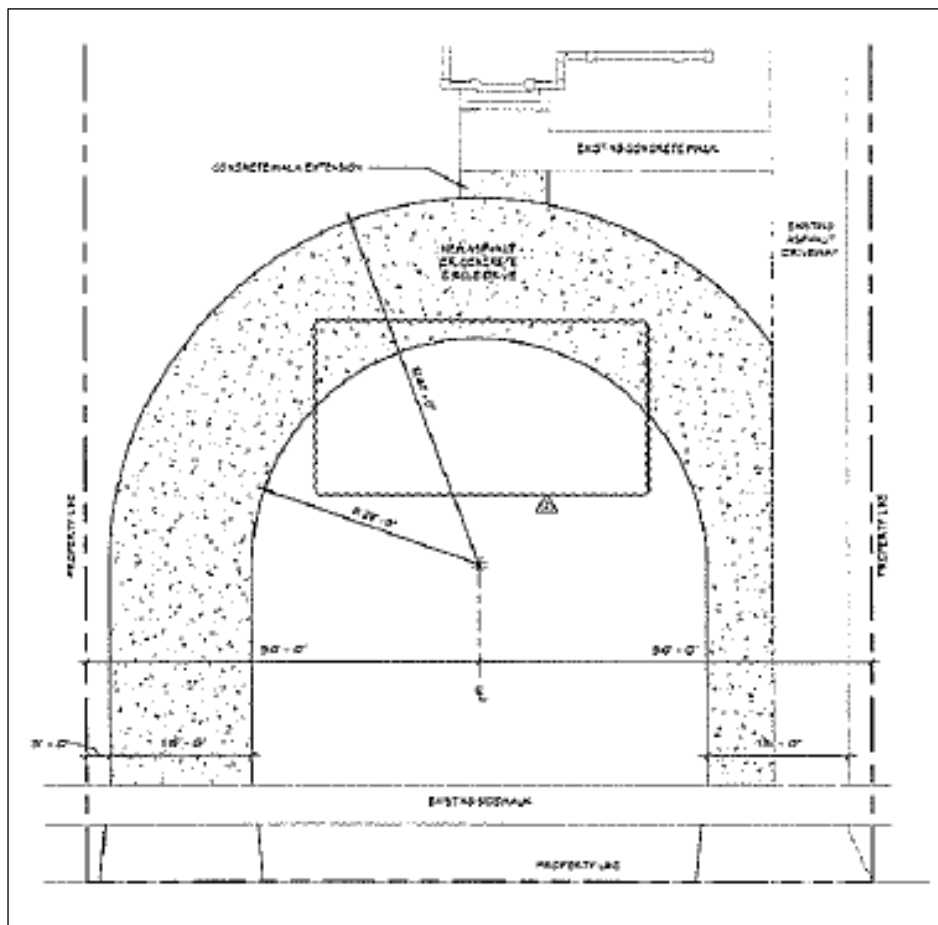
Does not comply. The proposed new circle drive would involve additional paving of the front yard.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for new construction in the Skinker-DeBaliviere-Catlin Tract-Parkview Certified Local Historic District led to these preliminary findings:

- 6115 Lindell Boulevard is located in the Skinker-DeBaliviere-Catlin Tract-Parkview Certified Local Historic District.
- The appellant proposes to install a new asphalt or concrete circle driveway in front of the existing building.
- Proposed circle drive does not comply with the Skinker-DeBaliviere Historic District Standards as it would result in paving a portion of the front yard.
- No comments have been received from Alderwoman Clark Hubbard or the neighborhood regarding this appeal.
- The Catlin Tract Trustees have sent a letter of support for the project.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Denial of the proposed work, as it does not comply with the Skinker-DeBaliviere-Catlin Tract-Parkview Historic District Standards.



I.

DATE: January 29, 2024
 ADDRESS: 3526 Washington Avenue
 ITEM: Lighting Improvements in Grand Center Area
 JURISDICTION: Encroachment/Midtown National Register District
 NEIGHBORHOOD: Covenant Blu/Grand Center
 WARD: 11
 STAFF: Jan Cameron



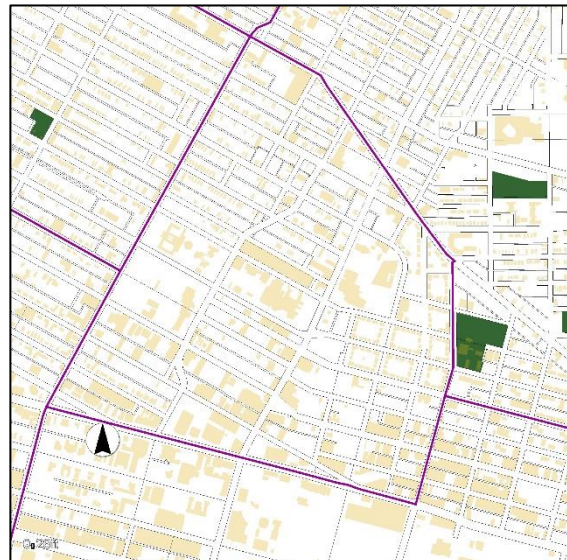
TYPICAL AREA OF INSTALLATION

THE PROJECT:

Upgrades to street and pedestrian lighting in the Grand Center area.

STAFF RECOMMENDATION:

Staff proposes the Preservation Board recommend to the Board of Public Service the approval of the encroachment permit for the proposed lighting, pursuant to ordinance 64689, Section 51, as codified at 24.24.010 of the Revised Code of the City of St. Louis.





EXISTING LIGHTING ALONG WASHINGTON AVENUE...



...AND GRAND AVENUE

J.

DATE: January 29, 2024
 ADDRESS: 2716 Shenandoah Avenue
 ITEM: Rehabilitation of Fox Park Field House
 JURISDICTION: City Park/Fox Park Certified Local Historic District
 NEIGHBORHOOD: Fox Park
 WARD: 7
 STAFF: Jan Cameron



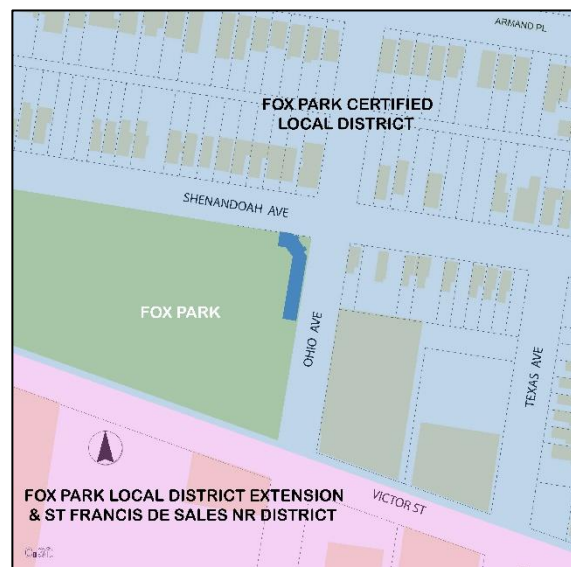
GENERAL LOCATION OF STRUCTURE

THE PROJECT:

Rehabilitate Fox Park Field House: new roof,
 masonry work, interior showers,
 and restrooms.

STAFF RECOMMENDATION:

Staff proposes the Preservation Board
 recommend to the Board of Public Service the
 approval of the permit for the rehabilitation,
 pursuant to ordinance 64689, Section 51, as
 codified at 24.24.010 of the Revised Code of
 the City of St. Louis.



K.

DATE: January 29, 2024
 ADDRESS: 5200 Lindell Boulevard
 ITEM: Construct utility building in Forest Park to screen equipment
 JURISDICTION: City Park
 NEIGHBORHOOD: Forest Park
 WARD: 10
 STAFF: Jan Cameron



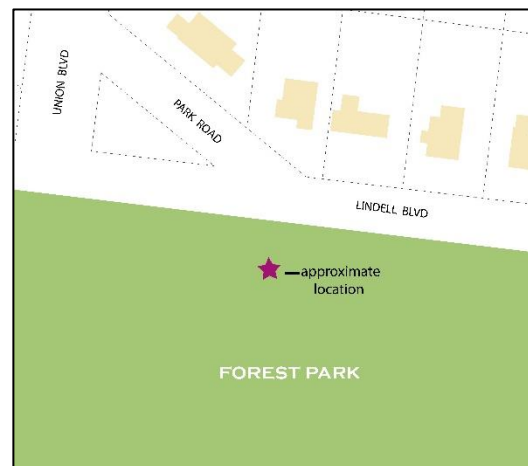
GENERAL LOCATION OF STRUCTURE

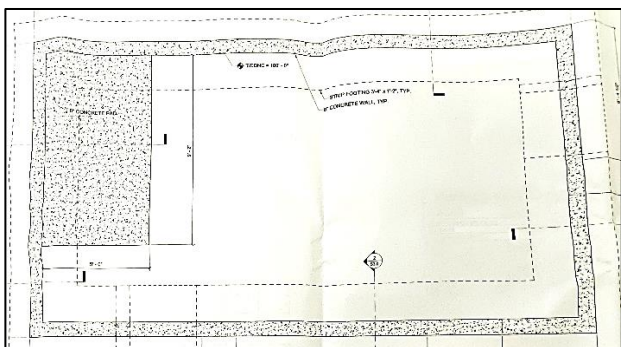
THE PROJECT:

Construct a small 1-story structure as a regulator station to screen Spire equipment

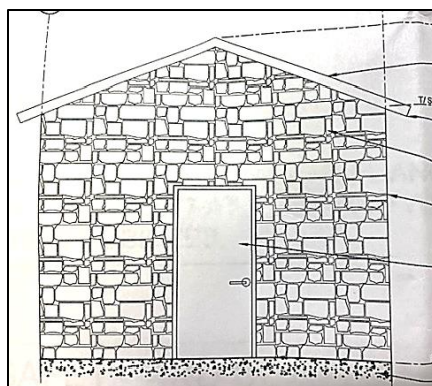
STAFF RECOMMENDATION:

Staff proposes the Preservation Board recommend to the Board of Public Service the approval of the permit for the construction of the utility building, pursuant to ordinance 64689, Section 51, as codified at 24.24.010 of the Revised Code of the City of St. Louis, with the condition that the veneer will be Castle Stone Limestone Custom.

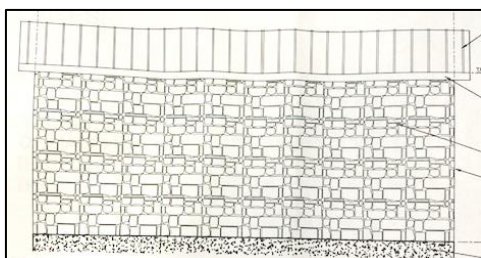




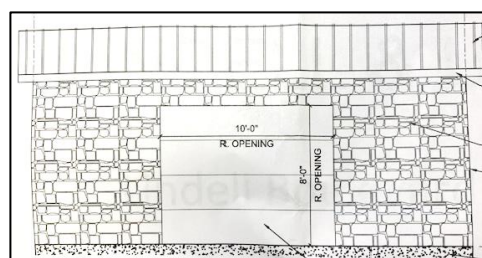
FOUNDATION PLAN



EAST AND WEST ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



SUBMITTED SAMPLE OF CAST STONE VENEER

L. CLOSED SESSION

M. DIRECTOR'S REPORT